089.0	0003	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,800 / 955,800
					USE VALUE:	955,800 / 955,800
					ASSESSED:	955,800 / 955,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUATTRINI ANDRIA & JUSTIN
Owner 2:	
Owner 3:	
Street 1:	134 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY BERNADETTE -
Owner 2:	AMBROSE KARL J -
Street 1:	134 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,280 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 2003, having primarily Wood Shingle Exterior and 2440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12280.000	452,800	6,300	496,700	955,800
Total Card	0.282	452,800	6,300	496,700	955,800
Total Parcel	0.282	452,800	6,300	496,700	955,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.80 | /Parcel: 391.8

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 56557

GIS Ref

GIS Ref

Insp Date 11/15/18

!7233!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,000	6300	12,280.	496,700	928,000	928,000	Year End Roll	12/18/2019
2019	101	FV	361,000	6700	12,280.	503,800	871,500	871,500	Year End Roll	1/3/2019
2018	101	FV	361,000	6700	12,280.	376,100	743,800	743,800	Year End Roll	12/20/2017
2017	101	FV	361,000	6700	12,280.	340,600	708,300	708,300	Year End Roll	1/3/2017
2016	101	FV	361,000	6700	12,280.	326,400	694,100	694,100	Year End	1/4/2016
2015	101	FV	342,500	6900	12,280.	276,700	626,100	626,100	Year End Roll	12/11/2014
2014	101	FV	342,500	6900	12,280.	262,500	611,900	611,900	Year End Roll	12/16/2013
2013	101	FV	342,500	6900	12,280.	249,800	599,200	599,200		12/13/2012

PRINT

Date	Time
12/10/20	21:53:36

LAST REV

Date	Time
09/29/20	13:10:30

apro

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 7233

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY BERNADET	72823-422	1	6/25/2019		1,113,000	No	No		
SMITH JAMES & M	30599-134		8/30/1999		233,000	No	No		
	21307-482		7/1/1991		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1645	Heat App	9,800	C				
12/22/2006	1112	Manual	25,000	O		G8	GR FY08	interior re-model
9/24/2003	816	New Buil	125,000	O		G5	GR FY05	MODULAR HOME
8/18/2003	694	Foundati	49,000	C		G5	GR FY05	
8/4/2003	636	Demoliti	33,000	C		G5	GR FY05	
7/5/2001	454	Alterati	1,500	C				REPAIR GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2019	SQ Returned	JO	Jenny O
11/15/2018	Meas/Inspect	BS	Barbara S
2/20/2009	Meas/Inspect	345	PATRIOT
7/9/2004	Inspected	BR	B Rossignol
4/27/2004	Measured	BR	B Rossignol
4/25/2000	Inspected	263	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12280		Sq. Ft.	Site		0	70.	0.58	5			Ledge	-10					496,692						496,700	

Total AC/HA: 0.28191 | Total SF/SM: 12280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,692 | Spl Credit | Total: 496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CEDAR		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	3.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.14739454
Const Adj.:	1.05145419
Adj $ / SQ:	126.675
Other Features:	98500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468764
Depreciation:	15938
Depreciated Total:	452826

COMMENTS

643-7708 SCUTTLE MODULAR HOME..
RADIANT HEAT IN BMT FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

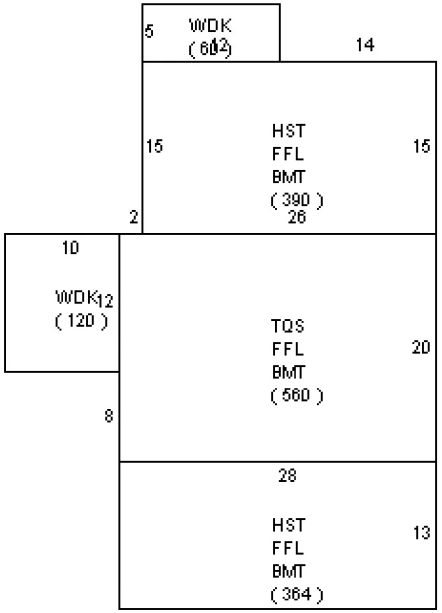
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.34
Special Features:	0	Val/Su Net:	125.60
Final Total:	452800	Val/Su SzAd	214.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,314	44.180	58,050
FFL	First Floor	1,314	126.680	166,452
TQS	3/4 Story	420	126.680	53,204
HST	Half Story	377	126.680	47,757
WDK	Deck	180	12.150	2,187

Net Sketched Area:	3,605			Total:	327,650
Size Ad	2111	Gross Are	4122	FinArea	2440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X22	A	AV	1970	19.73	T	39.2	101			6,300			6,300
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300